

# ***LUNENBURG PLANNING BOARD***

## ***TOWN OF LUNENBURG***

Emerick R. Bakaysa, Chair  
Joanna L. Bilotta, Vice-Chair  
Thomas W. Bodkin, Jr., Clk.  
Robert J. Saiia, Mbr.  
Nathan J. Lockwood, Mbr.  
Marion M. Benson, Planning Director



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Minutes  
May 10, 2010

Meeting Posted: Yes

Place:

1. Tri Town Landing, Youngs Road, Lunenburg, MA
2. Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA

Time: 5:00 PM

### **APPOINTMENTS:**

**5:00 PM- Site Visit- Tri Town Landing, Youngs Road-** Present- Emerick R. Bakaysa, Joanna L. Bilotta, Thomas W. Bodkin Jr., Nathan J. Lockwood.

Absent: Robert J. Saiia

**ROLL CALL: Regularly Scheduled Meeting:** Emerick R. Bakaysa, Joanna L. Bilotta, Thomas W. Bodkin Jr., Robert J. Saiia, Nathan J. Lockwood, Marion M. Benson Planning Director

**6:45 PM- ANR- Dahlgren Family Trust, 811 Chase Road-** Plan accepted for review.

**7:00 PM- ANR- Town of Lunenburg, 1079 Massachusetts Avenue (Jones House)-** Not presented to Board.

**MINUTES – APPROVAL:** Signed 4/26/10, Motion, Mr. Saiia, Second, Mr. Bodkin Jr., Motion passed. Signed 5/1/10, Motion, Mr. Saiia, Second, Mr. Bodkin Jr., Motion passed. Signed Executive 4/12/10, Motion, Mr. Bodkin Jr., Second, Mr. Saiia, Motion passed. Executive 4/13/10 not signed.

### **NOTICES and COMMUNICATIONS:**

**Conservation Commission-** Order of Conditions issued for- 30 Peninsula Drive, 68 Pine Acres Road, 181 Peninsula Drive and 193 Page Street. Certificate of Compliance issued for- 1672 Massachusetts Avenue and 23 Cushing Lane.

### **COMMITTEE REPORTS:**

**MJTC-** No report

**MRPC-** Member reported on subject of Pictometry and on the TIP (Transportation Improvement Program) process.

### **PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:**

**Green Community Task Force-** Director reported that the Task Force was concentrating on wind. A wind study will need to be done.

**May 2010 Annual Town Meeting-** Director reported that the required approval report was sent to the Town Clerk.

**Other-** Director noted free information session to be held at MRPC, May 25<sup>th</sup>, 7:00 PM, on new changes to the Open Meeting Law.

### **DEVELOPMENT STATUS REPORTS:**

**Emerald Place at Lake Whalom-** Status report given. Noted were complaints regarding the wind problem, sand, etc. being blown across the lake affecting residences. Site Manager notified. Certain remedies will be instituted, e.g., smaller stockpiles, vegetation.

**Stone Farm-** Status reports submitted, work continues.

**Tri Town Landing-** Site visit noted status and progress. Layout of units shown. Site was neat and clean. Present status is on fire suppression review.

**United Solutions-** Applicant has completed property sale with owner. Work will begin on the renovation. Marsden Engineering is the reviewing engineer.

**UNFINISHED BUSINESS:**

See above Planning Director's Reports and Development Status Reports

**DATA INFORMATION & GENERAL DISCUSSION:**

Chair noted the reorganization of the Board will take place after Town Elections.

Director noted inquiry of the Board of Selectmen of one meeting a month on Lunenburg Public Television. Board's consensus is agreeable to hold one meeting a month on public television.

**MEMBER DATA AND ISSUES:** Registry Form tabled.

**EXECUTIVE SESSION:** Chair asked for Motion to go into Executive Session and not to return to open session for the purpose of clarification of the joint executive meeting with the Board of Selectmen concerning litigation.

**ADJOURNMENT:** Regular Meeting adjourned at 7:30 PM. Motion to go into Executive Session, Mr. Bodkin Jr., Second, Ms. Bilotta, Roll Call Vote, Mr. Bakaysa, aye, Ms. Bilotta, aye, Mr. Bodkin Jr., aye, Mr. Saiia, aye, Mr. Lockwood, aye.